

Meridia One Thousand One

Brand New Mixed-Use Construction

**Class-A Ground Floor Retail
and 401 Luxury Apartments**

1001 West Elizabeth Ave, Linden

Union County, New Jersey 07036

PROPERTY DESCRIPTION

Meridia One Thousand One, Linden's newest mixed-use redevelopment, offering $\pm 6,490$ SF of highly visible ground-level retail with 401 luxury apartments, consisting of 294 One-Bedrooms and 108 Two-Bedrooms. The onsite parking garage contains 537 spaces with 40 reserved for retail. The exciting redevelopment provides exceptional accessibility, with direct access to I-95, the Garden State Parkway exit 136, US-278 and Route 1 & 9.

AVAILABLE SPACE

+/- 4,582 SF

+/- 1,908 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & RETAXES

+/- \$5.00 PSF projected 2025

TRAFFIC COUNT

42,546 VPD Sylvan Avenue/Route 46

9,845 VPD Bergen Turnpike

PARKING

537 space onsite parking garage with 40 dedicated retail spaces

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

David Greenman

Sr. VP Retail Services

908.604.6900 Ext. 106

dgreenman@silbertrealestate.com

Brian S. Silbert

President & CEO

908.604.6900 Ext. 116

info@silbertrealestate.com

SILBERT

152 Liberty Corner Road

Suite 203

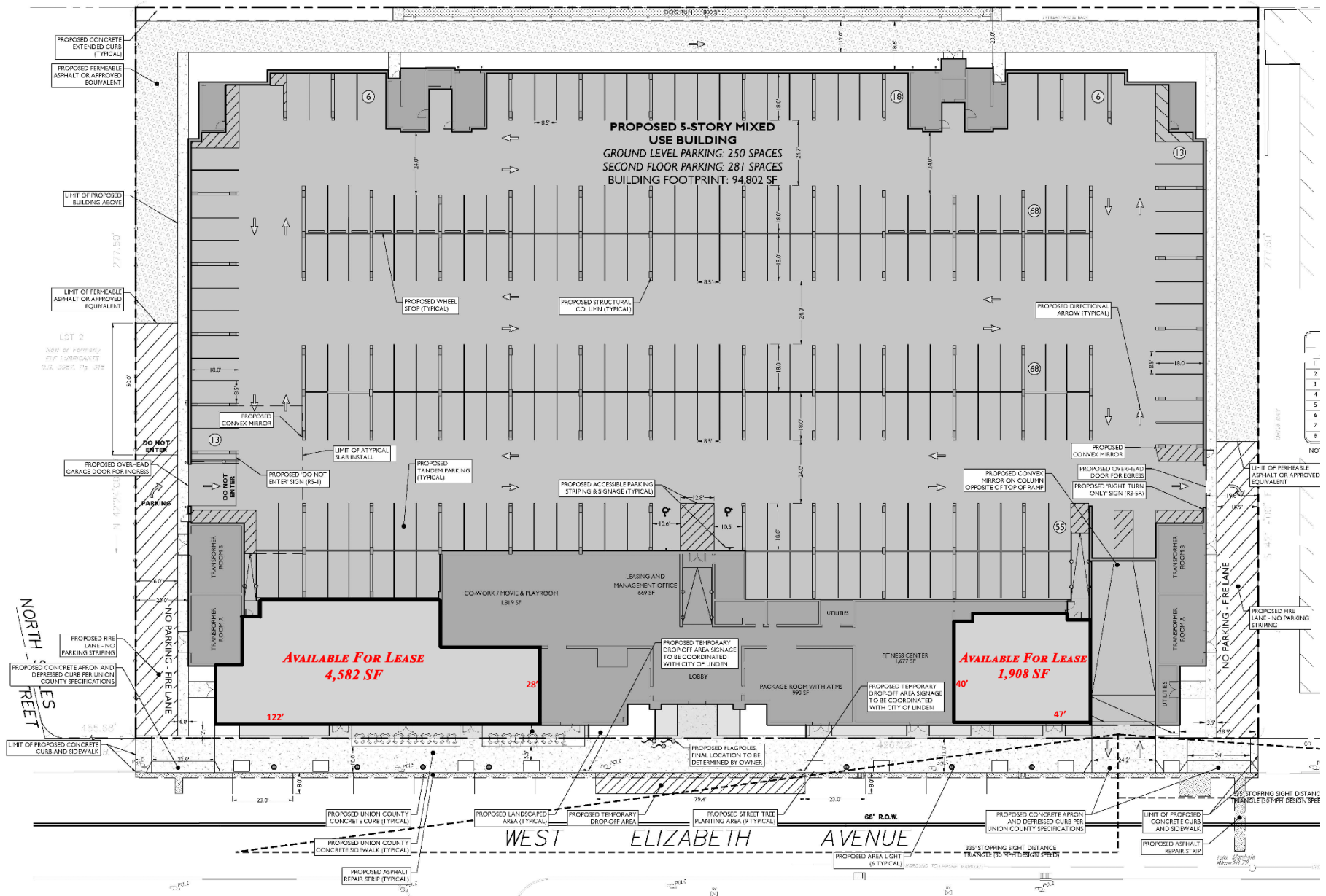
Warren, NJ 07059

REALTY & MANAGEMENT COMPANY, INC.



Visit Our Website: WWW.SilbertRealEstate.com

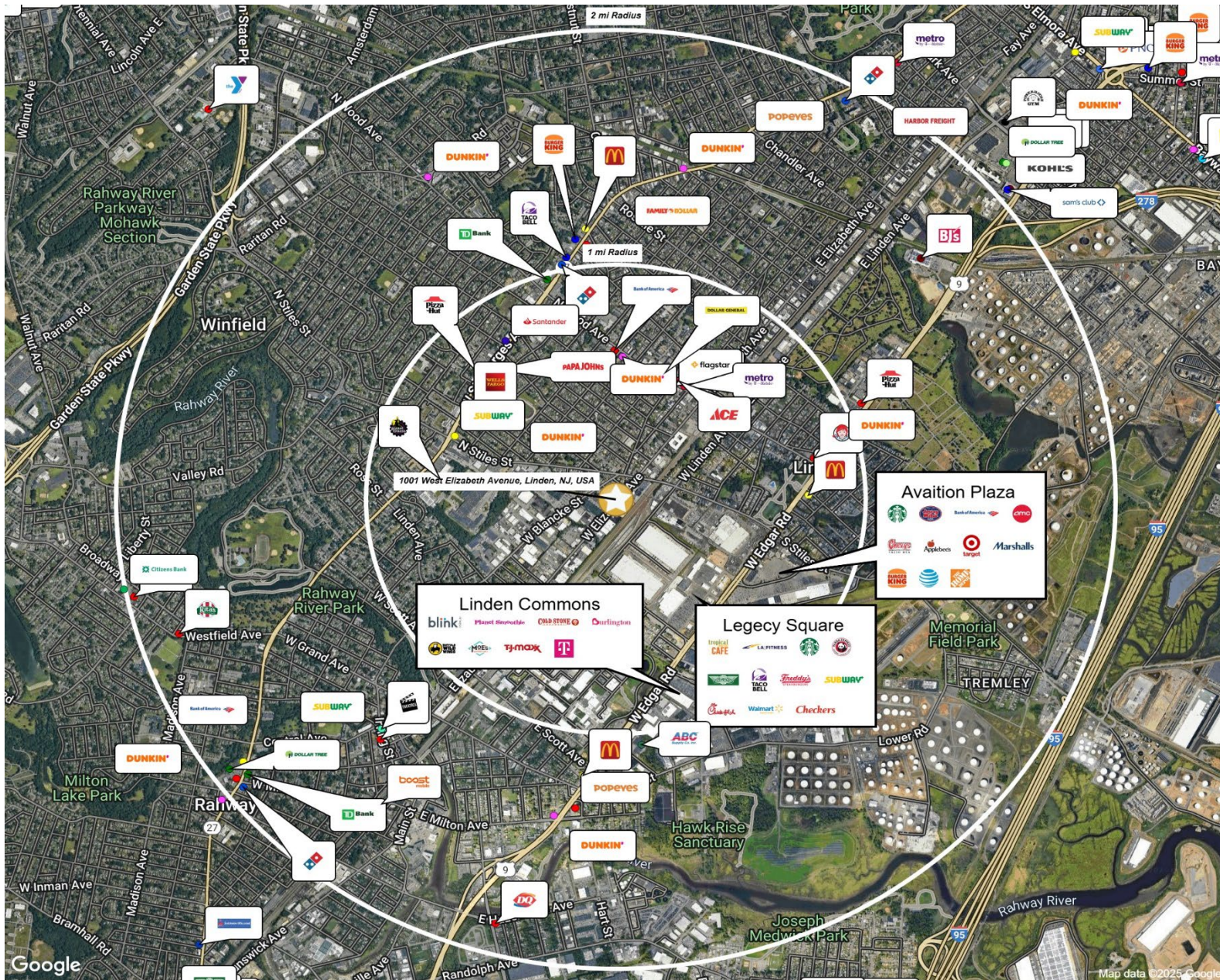
GROUND FLOOR PLAN



PROPERTY AERIAL



TRADE AREA AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	24,213
Median HH Income	\$90,278
Average HH Income	\$110,614
Median Age	38.2
Total Households	9,287
Daytime Population	16,103

2 Mile Radius

Population	79,975
Median HH Income	\$97,203
Average HH Income	\$118,233
Median Age	37.4
Total Households	30,499
Daytime Population	49,466

3 Mile Radius

Population	167,426
Median HH Income	\$100,066
Average HH Income	\$124,390
Median Age	37.5
Total Households	61,188
Daytime Population	176,567

